

**Town of Buxton**  
**Planning Board Minutes**  
**December 22,2025**

**Minutes by:** Roxanne Gardner

**Members present:** Craig Lefebvre, Jere Ross, Scott Warchol, Roger Tracy. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. Other attendees: Cody Porter, Joanne Vienneau, Madison Diggs, Aaron Kollmeyer, Cliff Thomas, Henry W. Huntley. Travis Letellier was absent from the meeting.

**Chairman Craig Lefebvre called the meeting to order at 7 pm.**

**Appointments: Public Hearing-** Madison Diggs – Conditional Use Application – Furniture/Flower Shop – 172 Hurlin Smith Rd – Map 18 Lot 3-1

Jere made a motion to open the public hearing at 7:01pm for Madison Diggs – Conditional Use Application – Furniture/Flower Shop – 172 Hurlin Smith Rd – Map 18 Lot 3-1. Scott seconded the motion. The motion passed with a vote of 4-0 in favor.

Madison Diggs was in attendance to present her application. Madison stated that Fallow & Found is a small furniture and floral design studio creating handcrafted pieces and seasonal botanical arrangements that emphasize natural materials, texture, and sense of place. The floral section of the retail store will have a mix of floral arrangements on display, a stem bar for customers to create their own arrangements, and a prep space for me to design custom arrangements. The furniture section will include a combination of refinished and handcrafted pieces. All furniture pieces will be built/refinished at a different location. The retail store will be used only for final display pieces. My work is guided by the belief that furniture and florals together shape atmosphere, turning spaces into environment that feels lived in, warm, and intentional. The furniture side of the business focuses on limited run collections and custom builds, prioritizing sustainable sourcing and heirloom level craftsmanship. The floral side offers seasonal arrangements, and in-studio design work that highlights locally grown and foraged materials whenever possible. Together, these offerings allow the business to present cohesive design concepts. Long term, Fallow & Found aims to establish a mixed-use studio and retail space that functions as a gathering point, a place to purchase custom furniture and florals, attend workshops, and experience a curated environment built around craft, nature, and community.

Scott stated that the apartment would need two parking spaces and would leave only seven parking spaces for the shop.

Craig asked the applicant if the landlord was going to put in two more parking spaces for the upstairs unit. Madison stated yes, on the Groveville side of the property he is going to be adding two parking spaces for the apartment on the second floor. Madison stated that there would also be three spaces along the front of the building, three parking spaces on the side of the building with the loading dock, and the parking spaces that are in the Veterans Park.

Aaron Kollmeyer, the owner of the property at 172 Hurlin Smith Rd stated that the site map that was being shown was done by Zebra Striping. On the site map it shows two parking spots that are perpendicular and a handicap spot on the right-side front of the building.

Aaron stated that they could have Zebra Striping come back to the property and re-measure everything again if we need to add another parking space.

Scott asked how many spots the applicant needs right now for the retail. Patti McKenna stated that the applicant needed seven parking spaces for the retail and two parking spaces for the second-floor apartment.

Roger asked if the car park in the veterans Park could be used. Patti stated that the ordinance requires on-site parking. The applicant has to provide the required parking on the property.

Patti stated that the applicant has enough parking spaces for the use she is asking for and for the once a month class the board could condition it to be limited to seven parking spots. Patti stated that on the site plan shows nine parking spots. Seven of the spots are for retail and two parking spots are for the apartment. Patti stated that we could put a condition for the once-a-month classes that the attendance is limited by the available parking spaces. Instead of requiring 10 spaces for 10 people, because some people may ride together.

Craig asked if any abutters would like to speak.

Joanne Vienneau stated that she lives at 164 Hurlin Smith Rd. Joanne asked the applicant to put up a sign stating no parking beyond this point because she owns the garage next to the applicant that has four parking spaces. Joanne stated that she did not want the customers to mistakenly park in front of the garage on her property.

Craig asked if anyone from the general public had any comments or questions.

Hearing no further comments, Jere made a motion to close the public hearing at 7:15pm. Scott seconded the motion. The motion passed 4-0 in favor of.

Craig stated that the application for Madison Diggs – Conditional Use Application – Furniture/Flower Shop – 172 Hurlin Smith Rd – Map 18 Lot 3-1 would be on the January 12,2026 agenda for findings/decision.

**CEO Report:** None currently.

**Minutes:** Scott made a motion to approve the December 8,2025 meeting minutes as written. Roger seconded the motion. The motion passed with a vote of 4-0 in favor.

**Bills:** Scott made a motion to pay Invoice for Portland Press Herald \$44.45 for public hearing legal ad. Jere seconded the motion. The motion passed with a vote of 4-0 in favor.

**Communications:**

Ordinance Update Funding Available - Housing Opportunity Program.

Patti McKenna stated that the program gives us several options to apply for grant money. The grant money would be for adopting changes to comply with the new LD's. Patti stated that the board did not have to apply for the grant until January. Patti stated that the grant would pay out 10,000 and what is not used for adopting changes can be used toward public information or informing people of the new ordinances.

Scott stated that he would like a follow-up for the comp plan. Are we going to do something. If so, what type does the board want to do. The board could do a minimal review by filling out the check sheet from the State or do we want to move forward with having someone help the town make a more comprehensive plan. Scott stated that either way, the board needs to come up with a budget for it. Scott stated the State Planner said he would be willing to come down and talk with board. Scott stated that he would call and see if the State planner would still be willing to meet with the board.

Patti stated that she contacted Southern Maine Regional Planning and they did not have a Shoreland map for the web page because it is too old. Patti stated that she had received a zoning map, and the zoning map has been added to the web page. They will send us a price in January for digitizing the Shoreland map so it can be added to the web site.

Town of Buxton 2026 Annual Meeting Dates & Deadlines. Planning Board received a copy of the Town of Buxton 2026 Annual Meeting Dates/Deadlines.

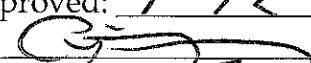
**Other Business:**

None currently.

**Attendees may address the Board:** None requested to speak

**Adjourn:**

Scott made a motion to adjourn at 7:26pm. Roger seconded the motion. The motion passed 4-0 in favor of.

Date Approved: 1-12-26  
Signed:   
Craig Lefebvre, Chairman

Next meeting - January 12,2026